BOX #14

G#26527-3

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20150054995 DEEDWARR Recvd: 07/08/15 10:10 2 pgs Fees:13.00 Taxes:1165.50 20150708-0066068	The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of July, 2015. Notary Public My commission expires: (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
J. T. Corenflos	**"New Owner"**	**11811003100**
2827 Azalea Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul F. Scholten and wife, Lorraina Jean Schulten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. T. Corenflos, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31, Block "B", on the Plan of Berry Hill Garden Subdivision, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 31 fronts 72 feet on the westerly side of Azalea Place and runs back 140.1 feet on the northerly line and 131.5 feet on the southerly line to a dead line, measuring 48.8 feet thereon.

Being the same property conveyed to Paul F. Scholten, by Warranty Deed dated November 10, 200, from Alton Ray Binkley and wife, Karen Denise Binkley, of record in Instrument No. 20051114-0137096, Register's Office for Davidson County, Tennessee.

Lorraina Jean Scholten, spouse of the above named Paul F. Scholten, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following:

(1) All matters shown on the Plan of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee; and,

(2) Taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

This is improved property, known as: **2827 Azalea Place, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **6th** day of **July, 2015.**

Paul F. Scholten

Lorraina Jean Scholten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul F. Scholten and wife, Lorraina Jean Scholten,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **July, 2015.**

Notary Public

My Commission Expires: HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017